

**Ben Oaks HOA Meeting Notes – January 23, 2019**

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| Ray Boelke |  |  |  |
| Crystal McMullen | Luann Sawyer |  |  |

This was a meeting to discuss moving forward with beautification of common lot at Ben Oaks Drive and Claires Court.

Meeting date was posted on HOA website December 15, 2018 and on Facebook website on January 4, 2019. There are still Ben Oaks residents that are concerned about communication. LuAnn will provide Jody Hagard with an email list of residents and Jody will send out notifications and event information via email.

There was also discussion about purchasing a new sign for social events.

**Annual meeting will be in April 2019; date TBD.**

Luann Sawyer, treasurer:

Projected amount in HOA Account is $101,286

Actual Amount as of 01/31 - $87,306.28

HOA fees are due March 2019.

When homes are sold, buyers will be notified if dues are not paid in full.

**Common Lot:**

Keith Sockoloskie took the lead on the discussion of common lot, as he has called contractors and obtained estimates.

Proposal for a 20x20 vinyl pavilion with metal roof on a concrete pad with tables, asphalt walkway and small parking lot. Additional benches around pavilion.

Keith provided posters with lot info, proposed layout of structure on the land, tables, benches and sign with individual estimates. Total estimated cost $67-75K.

Proposed doing this in phases, no finalization on details of phases.

Keith will finalize estimates for project and submit to HOA. This will go out in an email to residents.

**Discussion:**

Estimated yearly costs to maintain common lot

(power washing, salt/plow, electrical and landscaping costs).

Impact on our current insurance policy.

Lighting options (pavilion lighting, solar panels, cost, and code impact).

Securing benches, tables. Group consensus was to not purchase tables or benches in the first phase, as this may limit options for the use of pavilion.

**Residential quorum options:**

Email proposal to residents.

Post on Facebook page.

Mail out with HOA dues.

Vote at yearly meeting.

House to house canvassing.